



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

**HIGH YIELDING MIXED USE  
INVESTMENT**

**39 & 41 BOOTHROYD LANE, DEWSBURY,  
WEST YORKSHIRE, WF13 2RB**



- Predominantly let mixed use premises with potential gross income up to £85,800 per annum exclusive
- Conveniently located only a short distance from Dewsbury town centre and Dewsbury railway station
- Part existing part new build including ground floor shop, two new 1 bed apartments and 14 one bed HMO's

**0113 2348999**

## Location

The property is on the northern side of Boothroyd Lane at its junction with Tweedale Street. Boothroyd Lane is directly accessed off Huddersfield Road (A644) and is immediately to the west of Dewsbury town centre within walking distance of Dewsbury railway station.

## Description

39 and 41 Boothroyd Lane comprises a stone built two-storey property with hipped slate covered roofs together with an adjoining new build two storey premises with painted rendered walls fronting Boothroyd Lane.

The new building has a ground floor shop/retail unit and two first floor 1-bedroom apartments. The original building has been let for many years with 7 one bedrooms on the ground floor and 8 one beds on the first floor. Each floor has a communal kitchen, toilet and showers. Each room in the original building has 'pay as you go' submeters with payments to the landlord (10 of the occupants of the original building are long term residents).



## Accommodation

### 39 Boothroyd Lane

Flat No	Monthly Rent	Annual Rent	Comment
1	£600	£7,200	New letting
2	£550	£6,600	New letting
Shop	Proposed £750	Proposed £9,000	New letting

### 41 Boothroyd Lane (HMO)

Room No	Monthly Rent	Annual Rent	Comment
1	£350	£4,200	New letting
2	£350	£4,200	Long term occupant
3	£350	£4,200	Long term occupant
4	-	-	Used as storage
5	£350	£4,200	Long term occupant
6	£350	£4,200	Long term occupant
7	£350	£4,200	Long term occupant

8	£350	£4,200	Long term occupant
9	£350	£4,200	Long term occupant
10	£350	£4,200	
11	£350	£4,200	Long term occupant
12	£325	£3,900	Long term occupant
13	£325	£3,900	
14	£350	£4,200	Long term occupant
15	£350	£4,200	
TOTAL	£5,175	£58,200	

In addition there is basement storage space (beneath 41 Boothroyd Lane).

**Current Gross Income** £76,800 per annum exclusive

**Potential Gross Income** £85,800 per annum exclusive

## Services

We are advised the premises benefit from mains sewer drainage, gas and electricity. The HMO's have been sub-metered. We are advised there are two gas fired boilers heating the ground floor and first floor of 41 Boothroyd Lane. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity. Electrical reports, gas reports, fire alarm reports etc can be provided upon request.

## Energy Performance Certificates (EPC's)

EPC's are available upon request.

## Price

Seeking offers in the region of £750,000.

## VAT

All rents and prices quoted are exclusive of VAT (where applicable).

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**

**Tel: 0113 234 8999**

**Richard Barker  
Alec Michael  
Ben Preston**

**[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)**

**Our Ref: 3443/A/M  
September 2023**

**Subject to Contract**



Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.